

Welcome Home



\$ 1,095,000

118 Regents Place Ponte Vedra Beach, FL 32082

4 Bed / 4 Full Bath

MLS #: 772593

Single Family / 4,171 ft

- ◆ Breathtaking Golf Course View
- ◆ Recently Remodeled
- ◆ Many Upgrades
- ◆ Private Pool & Hot Tub
- ◆ Private Court Yard Entry
- ◆ 3 Car Garage
- ◆ Paver Driveway
- ◆ Custom Design

For Video Link . scan QR code

Or Text Code 2000

to 904-770-3024



See next page for more info on this property

This magnificent estate home backing to the golf course was custom built in 1999, and has been the recipient of meticulous custom luxury upgrades and additions in 2010-11 and 2014-15. This home was designed by Thompson and Rainville Architecture and has a perfect layout. Utilizing every sq ft of the home, an incredible amount of thought went into designing this home to capture the amazing golf course view from as many rooms as possible. Even the home elevation was built up prior to construction to help capture this amazing and serene view. You will never cease to enjoy the breathtaking sunset views from this lovely home.

As you enter through the lush enclosed paver drive, enjoy the serene setting presented by the beautifully landscaped courtyard and porch with gorgeous stone surface. Park your vehicle in any of the three attached garages, each with custom floor to ceiling built-in cabinets. Proceed to the interior of the home. As you enter into the great room you will notice the intricate attention to detail and the architectural craftsmanship throughout. Exquisite vaulted ceilings with recessed lighting make the space larger than life. To your left is a newly added wine/espresso bar and across from it is a perfectly presented fireplace flanked by built-in shelves and cabinetry.

Top of the line designer fixtures are featured in every room to add the ideal ambiance to every setting. The gourmet kitchen is a chef's delight with many upgrades and premier features including premium appliances, large island with additional sink, an abundance of storage and counterpace, walk-in pantry off the kitchen, and so much more. Enjoy casual dining in the kitchen or kick it up a notch in the elegant formal dining room with stunning chandelier. The kitchen overlooks the living room with entertainment area that beckons you to curl up and relax.

The master suite is a destination unto itself with a generous floor plan, built-in shelving and cabinetry, private seating area, a screened in patio off the master suite, and master bath with luxury amenities including whirlpool tub and separate shower, double sinks, deluxe cabinetry, and walk-in closet with access from either the bathroom or bedroom.

Encompassing the second floor are two spacious bedrooms, a full luxury bath, and a bonus room. The interior is lent an abundance of natural light from its numerous and large windows. The home boasts a fantastic al fresco dining area with pergola which makes the patio the perfect place for entertaining or relaxing. A large heated pool with waterfall effect and Jacuzzi includes amazing views while also providing privacy. Yet another spectacular feature of this home is the luxury private office with its own entry from the front patio. This layout includes custom built-in shelving and desk, as well as its own bathroom. If desired, this space could also be turned into another bedroom.

This premier home features numerous amenities and rooms such as the screened in patio to take your morning coffee, luxury laundry room with top of the line appliances and plenty of counter and cabinet space, separate a/c units to provide zoning and save on energy cost, and so much more. Four generously proportioned bedrooms and four spectacular baths complete this fine home that presents like a dream with every luxury you could desire.

The Plantation at Ponte Vedra Beach is an unrivaled luxury lifestyle. It is the only equity residential neighborhood available in Ponte Vedra Beach, Fl. The neighborhood conveniences include such amenities as 24-hour security, private mail service, library and recycling center, beach activities, playing a round of golf on the Championship Arnold Palmer golf course, and fitness center. This private neighborhood is a sophisticated but relaxed community that simply must be experienced. This is Florida living at its best. Don't wait to see this spectacular home yourself. This property is breathtaking and won't last long!

118 Regents Pl Ponte Vedra Beach, FL

Recant home upgrades:

\$ 15,782.00 Replace ceramic tile floors with hardwoods and onyx stone.

\$ 14,600.00 Add kitchen backsplash & refinish cabinetry throughout house.

\$ 28,250.00 Replace front doors, reconfigure for double doors, replace copper eyebrow on front porch with bronzed aluminum, re stucco repaint exterior of home, replace copper chimney cover with bronzed aluminum.

\$ 42,000.00 Pool update and resurface with the addition of Jacuzzi.

\$14,750.00 Pergola over exterior back dining area

\$ 29,000.00 Remove concrete courtyard and driveway and replace with pavers, reconfigure front porch with addition of stone surface.

\$ 49,625.00 Upgrade all plumbing fixtures with updated finish, replace and update all bathrooms with stone/onyx and glass enclosures.

\$ 9,981.00 Roof improvements to extend life and protect the roof.

\$ 1,650.00 Replace/ upgrade both water heaters

\$ 35,000.00 Custom built wine/espresso bar addition to great room.

\$ 21,450.00 Upgrade all light fixtures through out the home.

Total improvement's and upgrades. \$ 262,088.00

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